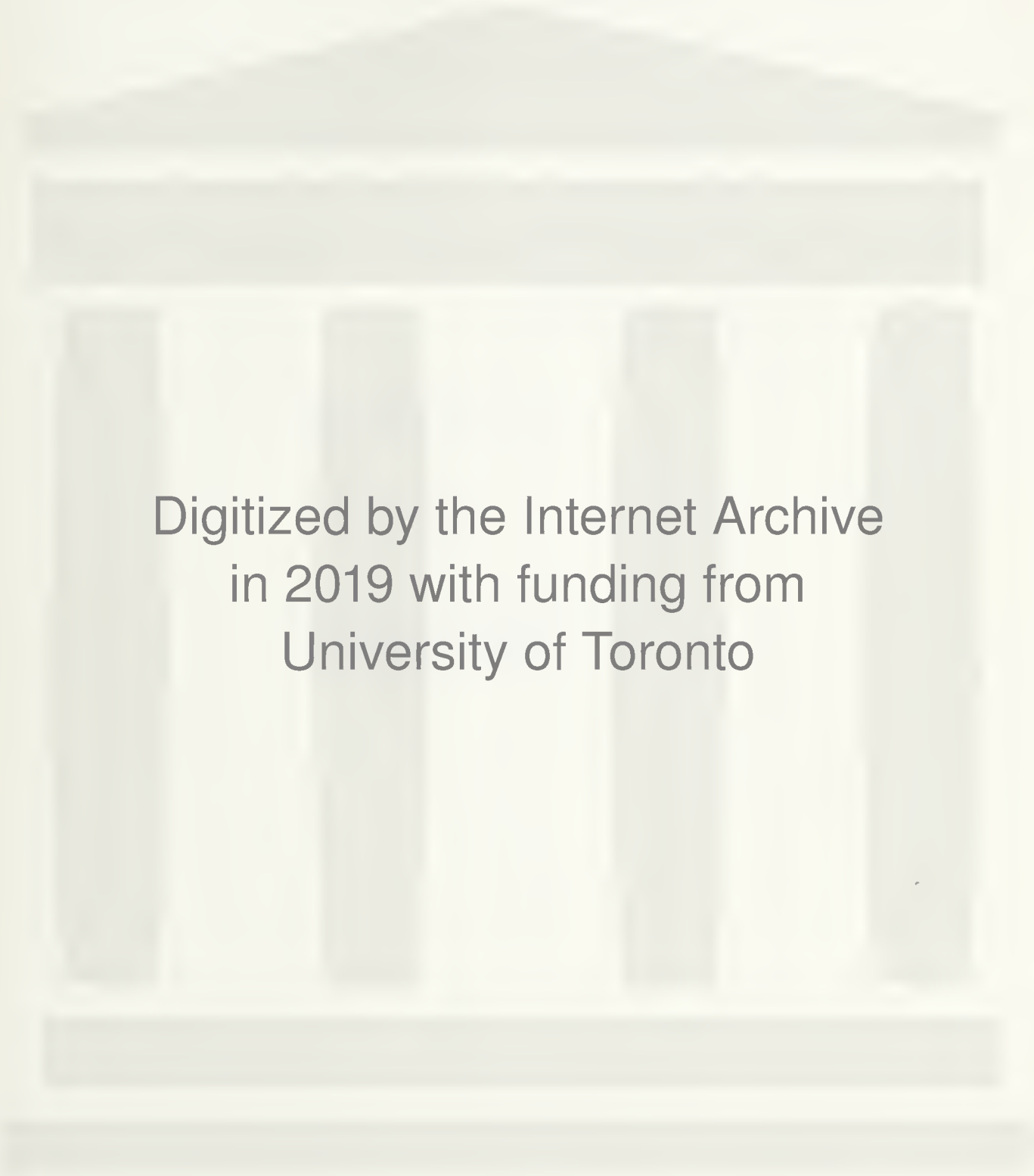


PL
-Φ26



Digitized by the Internet Archive
in 2019 with funding from
University of Toronto

<https://archive.org/details/officialplanofsi00simc>

THE OFFICIAL PLAN
Division of Planning
University of Toronto.

THE OFFICIAL PLAN

OF THE

SIMCOE & SUBURBAN
PLANNING AREA



868350 .

3812

(iii)

RESOLUTION OF THE COUNCIL
of the
TOWNSHIP OF CHARLOTTEVILLE

Moved by:-

Seconded by:-

Resolved that the attached Official Plan of the Simcoe & Suburban Planning Area which has been prepared by the Simcoe & Suburban Planning Board, be recommended to the Council of the Town of Simcoe, as the designated municipality, for adoption.

Carried

.....
Reeve

RESOLUTION OF THE COUNCIL

of the

TOWNSHIP OF WINDHAM

Moved by:--

Seconded by:--

Resolved that the attached Official Plan of the Simcoe & Suburban Planning Area which has been prepared by the Simcoe & Suburban Planning Board, be recommended to the Council of the Town of Simcoe, as the designated municipality, for adoption.

Carried

.....
Reeve

(v)

RESOLUTION OF THE COUNCIL

of the

TOWNSHIP OF WOODHOUSE

Moved by:-

Seconded by:-

Resolved that the attached Official Plan of the Simcoe & Suburban Planning Area which has been prepared by the Simcoe & Suburban Planning Board, be recommended to the Council of the Town of Simcoe, as the designated municipality, for adoption.

Carried

.....
Reeve

RESOLUTION OF THE COUNCIL

of the

TOWNSHIP OF TOWNSEND

Moved by:-

Seconded by:-

Resolved that the attached Official Plan of the Simcoe & Suburban Planning Area which has been prepared by the Simcoe & Suburban Planning Board, be recommended to the Council of the Town of Simcoe, as the designated municipality, for adoption.

Carried

.....
Reeve

RESOLUTION OF THE SIMCOE PLANNING BOARD

Moved by:-

Seconded by:-

Resolved that the attached Official Plan for the Simcoe & Suburban Planning Area which has been prepared by the Simcoe & Suburban Planning Board, be recommended to the Council of the Town of Simcoe.

Carried

.....
Chairman

RESOLUTION OF THE WOODHOUSE PLANNING BOARD

Moved by:-

Seconded by:-

Resolved that the attached Official Plan for the Simcoe & Suburban Planning Area which has been prepared by the Simcoe & Suburban Planning Board, be recommended to the Council of the Township of Woodhouse.

Carried

.....
Chairman

RESOLUTION OF THE TOWNSEND PLANNING BOARD

Moved by:-

Seconded by:-

Resolved that the attached Official Plan for the Simcoe & Suburban Planning Area which has been prepared by the Simcoe & Suburban Planning Board, be recommended to the Council of the Township of Townsend.

Carried

.....
Chairman

(x)

RESOLUTION OF THE SIMCOE & SUBURBAN
PLANNING BOARD

Moved by:-

Seconded by:-

Resolved that the attached Official Plan for the Simcoe & Suburban Planning Area which has been prepared by the Simcoe & Suburban Planning Board, be recommended to the Council of the Town of Simcoe for adoption.

Carried

.....
Chairman

BY-LAW NO.

WHEREAS the Council of the Corporation of the Town of Simcoe is the designated municipality of the Simcoe & Suburban Planning Area.

AND WHEREAS this Official Plan of the Simcoe & Suburban Planning Area has been recommended by the Simcoe & Suburban Planning Board as well as the Simcoe Planning Board, the Townsend Planning Board and the Woodhouse Planning Board and resolutions of approval have been passed by the Councils of the Townships of Charlotteville, Windham, Woodhouse and Townsend;

NOW THEREFORE the Council of the Town of Simcoe pursuant to Section 11(2) of the Planning Act R.S.O. 1960, enacts as follows:

1. The attached maps and explanatory text, constituting the Official Plan of the Simcoe & Suburban Planning Area is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforementioned Official Plan of the Simcoe & Suburban Planning Area.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed thisday of
1961.

Signed Signed
Clerk Mayor

SEAL OF THE CORPORATION

Certified that the above is a true copy of By-law No.
as enacted and passed by the Council of the Town of Simcoe on
.....

Signed
10/61 Clerk

TABLE OF CONTENTS

<u>SECTION</u>		<u>PAGE</u>
	Certificate Page	ii
	Councils' Resolution of Approval	iii-vi
	Planning Boards' Resolution of Approval	vii-ix
	Simcoe & Suburban Planning Board Resolution of Approval	x
	Town of Simcoe By-law of Approval	xi
	Table of Contents	xii
	List of Tables	xiii
I	Introduction	1.
II	Purpose of the Plan	2.
	A. General	2.
	B. Community Development	2.
	C. Implementing Powers	3.
III	Basis of the Plan	4.
	A. The Planning Area	4.
	B. Economic Base	4.
	C. Population Growth	7.
	D. Land Use Pattern	8.
	E. Servicing Pattern	10.
IV	Schedule "A" Area Map	12.
	A. General	12.
	B. Rural Area	12.
V	Schedule "B" Land Use Map	14.
	A. Land Use Categories	14.
	B. Description & Organization of Land Use Categories	15.
	a. Residential Neighbourhoods	15.
	b. Parks and Open Spaces	19.
	c. Schools	22.
	d. Industrial Uses	26.
	e. Commercial Uses	28.
	f. Special Uses	36.
VI	Schedule "C" Development Map	37.
	A. Roads	37.
	B. Services	41.
VII	Implementation	44.
	A. Subdivision Control	44.
	B. Zoning By-laws	45.
	C. Public Works	46.
	D. Urban Renewal	47.
	E. Committee of Adjustment	47.
VIII	Interpretation	49.
	Appendices	51.

LIST OF TABLES

	<u>Page</u>
I Urban - Rural Acreages	12.
II Land Use Categories	14.
III Neighbourhood Facilities	16.
IV Parks & Open Spaces	20.
V Public Elementary School Req.	23.
VI Estimated Separate School Enrolment	24.
VII Secondary School Requirements in the Planning Area	25.
Appendices	
VIII Population Growth	52.
IX Elementary School Enrolment as a % of the Total Population	53.
X Separate School Enrolment	54.
XI Acreage of Existing Land Uses in Simcoe	55.
XII Distribution of Dwelling Units within the Planning Area	55.
XIII Central Business District Uses 1. Core 2. Frame	57.
XIV Future Retail Floor Space Requirements	59.
E. Plan Showing Possible Application of Planning Principles to the Central Business District.	

(1)

OFFICIAL PLAN

of the

SIMCOE & SUBURBAN
PLANNING AREA

The Simcoe & Suburban Planning Area was defined by the Minister of Planning & Development on October 21, 1957, and includes the following:

Town of Simcoe

Township of Woodhouse (pt.)

Township of Townsend (pt.)

Township of Windham (pt.)

Township of Charlotteville (pt.)

The following text and these schedules:

A. Area Map

B. Land Use Map

C. Development Map

constitute the Official Plan for the Simcoe & Suburban Planning Area.

II - THE PURPOSE OF THE PLANA. GENERAL

The general purpose of this Plan is to guide anticipated development over the period 1960-1980 in order that the most favourable conditions are provided for economic productivity and the establishment of pleasant and convenient living environments. This will be done by properly assigning land for its ultimate use and by setting out a realistic programme for the construction and financing of public works by the Town of Simcoe to serve the growing urban area.

B. COMMUNITY DEVELOPMENT

Although the urban area focused on Simcoe has to date developed as a pleasant, balanced community, it is becoming increasingly apparent that an overall planning scheme is necessary to set out existing community deficiencies where they are found to exist and to co-ordinate and plan the considerable amount of future development anticipated in the Planning Area.

These matters will be set out in the Official Plan to guide the several Councils and Planning Boards in considering various public and private development proposals involving land use, neighbourhood design, industrial development, expansion of the commercial core and maintenance of the rural area in agricultural and related uses, free of encroachment by urban uses.

The Town of Simcoe has developed generally in a compact manner and its services insofar as they have been geared to the Town have been economically established.

The first of these is the fact that the
university has been able to maintain its
position as a leading center of research
and scholarship in the field of the
social sciences. This is due to the
fact that the university has been able to
attract to its faculty the best talent
available in the field. This has been
achieved by offering the highest salaries
and the best conditions of work.

The second of these is the fact that the
university has been able to maintain its
position as a leading center of research
and scholarship in the field of the
social sciences. This is due to the
fact that the university has been able to
attract to its faculty the best talent
available in the field. This has been
achieved by offering the highest salaries
and the best conditions of work.

II - THE PURPOSE OF THE PLAN (Cont'd)B. COMMUNITY DEVELOPMENT (Cont'd)

Unfortunately, the same has not been true of the surrounding area, where subdivisions, individual residential lots and other urban uses have been permitted to develop in ribbons along trunk roads and Township lot and concession lines. This type of scatteration presents numerous problems in providing schools, extending urban services and co-ordinating existing development with a future land use pattern.

This Plan is intended to outline a sequence of development which will allow for the economic extension of essential services to new areas and by so doing guide the Simcoe School Board and Council in their capital budgeting.

Inasmuch as it is fundamental to the servicing policy of the Town Council and to this Plan that no urban services will be extended beyond the corporate limits of the Town of Simcoe except in special circumstances,* the Plan will in effect serve as a guide to the Council of the Town of Simcoe in applications to the Province of Ontario for extensions to its corporate limits from time to time for progressive inclusion of all areas now urbanized or to be urbanized as and when development requiring services takes place.

C. IMPLEMENTING POWERS

The Official Plan is itself a legal document. However, many of its principles and policies set down to guide Planning Boards and Councils require implementation through the use of the powers of subdivision control, zoning, and the construction of public works, and this Plan is intended to guide those bodies in the exercise of these very considerable powers.

* See Page 10, last paragraph.

III - BASIS OF THE PLAN

The Official Plan is based upon the following general assumptions.

A. THE PLANNING AREA

The Simcoe and Suburban Planning Area criss-crossed by the boundaries of its five constituent municipalities, in fact, consists of one growing urban nucleus surrounded by a prosperous agricultural area. Municipal boundaries have had little effect, as the growth which is area growth centred on Simcoe, has spilled over the Town's boundaries in every direction.

Although the urban area will continue to expand outwards from the existing nucleus, the Planning Area will for many years to come still include large areas of agricultural land.

It follows, therefore, that the control of the sprawling urban area and the perpetuation and control of the rural-urban division is an extremely important function of the Official Plan.

Where existing and planned future urban development approaches or extends beyond the south limit of the Planning Area, the Simcoe & Suburban Planning Board will rely upon the Woodhouse Planning Board and Council to adopt and carry out this policy of preventing urban uses from scattering throughout rural areas.

B. ECONOMIC BASE

The economic base of the urban area is discussed under the following three general headings.

III - BASIS OF THE PLAN (Cont'd)B. Economic Base (Cont'd)(a) Industry

The industrial function of Simcoe is both diversified and well developed with over twenty-five industries located in the Town. This function is divided into four types of industries discussed below:

- (1) Originally Simcoe developed as a textile centre and vestiges of this function are still successfully operating in Simcoe today. It is not expected that any increase in this particular type of industry will occur in the future.
- (2) Undoubtedly, the most important industries over the history of Simcoe are those processing or storing agricultural products and manufacturing and repairing agricultural processing equipment.
- (3) A large and growing segment of industries in Simcoe consists of diversified industries of a secondary nature producing a wide variety of products.
- (4) Tied in with its function as a trading centre, Simcoe is also a growing distribution centre with transportation, wholesaling and general consumer industries growing as Simcoe increases in importance as a regional trading centre.

III - BASIS OF THE PLAN (Cont'd)B. ECONOMIC BASE (Cont'd)(b) Commerce

Simcoe is the market town for most of Norfolk, and adjacent portions of Haldimand County. As such it is the centre of retail business, trades, professional and other services, and commercial entertainment for an immediate trading area of about 20,000 and a secondary trading area of 40 - 45,000 people.

Simcoe is also a government centre containing offices of municipal, county and federal governments, and is the prospective site for a provincial training school.

(c) Agriculture

A good deal of the rural area surrounding the Town is suitable and devoted to growing of tobacco and fruit crops processed in Simcoe industries, as well as general farming pursuits. It is important that the agricultural economy be safeguarded from taxation to meet costs occasioned by demands for services for non-farm homes permitted to scatter throughout the rural area.

(d) Future Growth

The future growth of the Simcoe urban area will be dependent, fundamentally, on the expansion of its industrial base.

Proximity to special agricultural produce, the presence of all necessary transportation facilities, a good labour situation, the availability of serviced and serviceable sites at reasonable prices, and the general attraction of the Town as a place to live and work are factors which have and will

III - BASIS OF THE PLAN (Cont'd)B. ECONOMIC BASE (Cont'd)(d) Future Growth (Cont'd)

continue to bring industries to Simcoe. Of the several types of industries now present, it is expected that future industrial development will be mainly in diversified secondary industries, wholesaling and distribution, and consumer industries for the expanding local market.

It is expected that the growth of the Simcoe urban area will be matched not only by a quantitative expansion of the business centre, but by a qualitative development as well. The larger population may be expected to support a wider range of businesses and services, particularly large retail chains and specialized professional services and trades. In turn, the wider variety of goods and services available will attract to Simcoe consumers in the Trading Area now forced to seek those facilities elsewhere.

C. POPULATION GROWTH(a) General

Because of the location of Simcoe, it is expected that for the most part, people who live in Simcoe will work in Simcoe and the dormitory population will at all times be very small.

On the other hand, it is expected that a number of workers living outside the urban area will come into Simcoe to work. This can be particularly applied to seasonal or part-time workers.

III - BASIS OF THE PLAN (Cont'd)

C. POPULATION GROWTH (Cont'd)

(b) Population Projection

A population projection considered in more detail in the Appendix, based largely upon past trends and on expected increase in the rate of growth in the late 1960's projects the present urban area population of approximately 10,800 to a population of 21,000 in 1980. No significant increase in population is projected for the rural portion of the Planning Area.

(c) Labour Force and Assessment

Simcoe's relative isolation from other major centres of employment and labour supply makes it very important that the various land use components in the urban area are carefully balanced particularly with respect to labour force and assessment. It is essential that the land use pattern provide for the growth of a balanced relationship between potential jobs and the probable labour force. At the same time the residential -- non-residential assessment ratio must be maintained to enable the Town to function on a sound financial basis.

D. URBAN AREA LAND USE PATTERN

The distribution of urban land uses is governed by these planning principles:

III - BASIS OF THE PLAN (Cont'd)

D. URBAN AREA LAND USE PATTERN (Cont'd)

- (i) Residential Areas are arranged in neighbourhoods, each centred on an elementary school and park site, and so designed to provide safe, convenient and healthy living environments.
- (ii) Parks and Open Spaces are to be set aside where the most outstanding natural features indicate, and to meet the need for public recreation of all types at the neighbourhood and community levels.
- (iii) Industrial areas are located where good transportation facilities are available and so as not to interfere with the proper functioning of the residential neighbourhoods.
- (iv) Three types of commercial areas are designated in the Official Plan.
 - (a) Neighbourhood Commercial uses include those intended to serve day-to-day requirements of a neighbourhood or neighbourhoods remote from the central business district.
 - (b) Highway Commercial uses include those uses usually associated with major traffic arteries.
 - (c) Central Business District uses are grouped into two categories, the first comprising retail and personal services, the second including trades, services to motor vehicles, commercial recreation, special services, government and institutional uses.

III - BASIS OF THE PLAN (Cont'd)

D. URBAN AREA LAND USE PATTERN (Cont'd)

The expansion of the C.B.D. is planned to provide for the gradual separation of these groups, the first to be concentrated in a "Core", surrounded by a "Frame" made up of the latter. Residences over business premises are expected to eventually disappear from the downtown scene. Expansion of the C.B.D. will be accompanied by a re-arrangement of the downtown traffic pattern which will be aimed at the provision of an environment attractive to pedestrian shoppers within the "Core", and the provision of off-street parking, loading and servicing facilities to free downtown streets for vehicular circulation.

The Central Business District is expected to remain the single major retail centre within the urban area.

E. SERVICING PATTERN

Any intensive urban development will take place on full services with commensurate density of population and intensity of use.

Of the five municipalities in the Planning Area, the Town of Simcoe is now and will continue to be the only municipality providing water and sanitary sewers.

The Town of Simcoe has not and will not in the future extend water and sanitary sewer services beyond the corporate limits of the Town except in special circumstances to serve buildings for municipal, county, Provincial and Federal purposes.

III - BASIS OF THE PLAN (Cont'd)

E. SERVICING PATTERN (Cont'd)

Therefore, it follows that any new urban development, or the servicing of existing development other than the special senior governmental uses mentioned above will be preceded by an application by the Town to the Province to extend its limits to include such areas to be serviced. Such applications may include not only the areas to be serviced immediately, but also a reasonable amount of abutting or adjacent land capable of being serviced by the extended facility.

In determining a suitable area to be included in any one such application, the Town Council will weigh:

- (a) The need to include a reasonable amount of land for future growth in order that such applications need not occur too frequently.
- (b) The undesirability of including too much acreage, and thus subjecting to urban taxes agricultural lands which will not be required for urban uses for many years.

The end result of this policy will be the inclusion of all urban development in the Town of Simcoe. Areas planned for agricultural and related uses will remain in the rural Townships.

IV - SCHEDULE "A" AREA MAP

The following explanatory material is to be used in conjunction with Schedule "A".

A. GENERAL

Schedule "A" establishes two distinct categories which together include all the lands within the Simcoe and Suburban Planning Area.

The first category entitled "Urban" includes all those lands which are expected to be urbanized in the next twenty years. Specific policies governing land uses, their distribution and phasing of development are dealt with in Section V of this Plan.

The second category entitled "Rural" includes all those lands outside the range of urban development anticipated during the time period covered by this Plan. The land uses permitted in this category are set out below under B. Rural Area.

TABLE I

	ACREAGE	% OF TOTAL
Urban Area	3500	25
Rural Area	10500	75
TOTAL ACREAGE OF PLANNING AREA	14000	100

B. RURAL AREA

The uses permitted within this category include agriculture, forestry and quarrying. The Planning Boards, under Section 26 of the Planning Act R.S.O. 1960, may consent to separations of land for non-farm homes or for uses associated with a transportation route, a utility or a public purpose. However, it is intended that consent to land separations will be discouraged in the Rural Area.

IV - SCHEDULE "A" AREA MAP (Cont'd)B. RURAL AREA (Cont'd)

An exception to this general policy will be made at Hillcrest where a substantial number of non-farm homes now exist along the west side of the Charlottesville - Woodhouse Town Line north of West Street. It is intended that a small hamlet, with local commercial facilities, will be permitted to develop on unserviced lots by the consolidation and infilling of the residential nucleus now situated between West Street and Kent Creek in Charlottesville Township. It is not intended that the existing scattered non-farm homes on the west side of the Town Line north of Kent Creek will be permitted to develop and consolidate further.

V - SCHEDULE "B" LAND USE MAP (URBAN AREA)

The following explanatory material is to be used in conjunction with the Land Use Map, attached hereto as Schedule "B".

A. LAND USE CATEGORIES

The Land Use Map establishes in broad patterns the spatial organization of development for the part of the Planning Area designated on Schedule "A" as "Urban". The area designated as "Urban" includes all present urban development and all the lands within the range of urban development.

This urban area is divided into five major land use categories, each of which consists of a group of complimentary land uses. The approximate amounts of land in each category are set forth in Table II below.

TABLE IIACREAGE OF LAND USE CATEGORIES IN THE URBAN AREA

<u>LAND USE CATEGORY</u>	<u>APPROX. GROSS ACREAGE</u>	<u>%</u>
1. Residential Neighbourhoods	2070	59.0
2. Commercial		
Highway Uses	60	
Central Business	80	4.0
3. Industrial Uses	675	19.5
4. Parks & Open Spaces	390	11.0
5. Special Uses	225	6.5
<u>TOTAL</u>	<u>3500</u>	<u>100.0</u>

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIESa. RESIDENTIAL NEIGHBOURHOODS(1) General

This category essentially comprises single-family detached dwellings, but may also include other uses which are necessary for the proper functioning of the neighbourhood, including semi-detached dwellings, duplexes, multiple family dwellings, schools, parks, churches, public utilities and neighbourhood commercial uses.

The residential lands in the Urban Area are divided into nine neighbourhoods. The main purpose of this division is the planning of safe and convenient residential environments and the organization of schools and parks.

Figures are shown on the accompanying map, Schedule "B" and Table III below indicating approximately:

- (i) the total area of each neighbourhood
- (ii) the potential population based on a count of existing dwelling units, existing vacant lots and average net density of 16 persons/acre in unsubdivided areas*.
- (iii) potential elementary school population and the number of classrooms required (at the above density).
- (iv) the acreage of neighbourhood parks required (at the above density).

* Existing dwelling units and vacant lots are calculated at 4.0 persons per dwelling unit or vacant lot. Net density includes streets, but excludes neighbourhood parks and shopping centres, schools, churches etc. in the neighbourhood. These latter uses can be included to obtain gross neighbourhood density. A net density of 16 persons/acre is roughly equivalent to a gross neighbourhood density of 12-13 persons/acre. The 1953 net density in Simcoe was slightly higher at about 17 p/acre, for obvious reasons.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)a. RESIDENTIAL NEIGHBOURHOODS (Cont'd)(1) General (Cont'd)

- (v) the amount of neighbourhood commercial floor space required (at the above density).

It is emphasized that the use of 16 persons per acre is an average net density for the neighbourhoods generally.

This density may be increased in particular areas to permit a variety of housing types as long as all other neighbourhood facilities as indicated on Table III can be similarly increased and capacity is available in the existing watermains, sewer and major road system.

TABLE IIIESTIMATED NEIGHBOURHOOD FACILITIES

N'Hood	Gross Area (acres)	Potential Pop'n (*)	Potential Elementary School Pop'n (****)	Potential No. of Classrooms	Potential N'hood Parks (Acres) (*****)	Potential N'hood Commercial (**) (***)
1	150	1700	280	8	4.5	---
2	140	1800	300	9	4.5	---
3	240	3300	550	16	8.5	17.0
4	260	3600	600	17	9.0	18.0
5	255	3500	580	17	8.0	18.0
6	380	5800	960	27	14.0	30.0
7	200	2800	450	13	7.0	14.0
8	265	3800	630	18	9.5	20.0
9	180	1800	300	9	4.5	9.0
TOTAL	2070	28100	4650	133	69.5	126.0

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)

a. RESIDENTIAL NEIGHBOURHOODS (Cont'd)

(1) General (Cont'd)

(Footnotes to Table III)

* Population - See footnote on Page 15.

** Neighbourhood Commercial - Square foot retail floor
space x 1000.

*** Neighbourhood Commercial facilities will be provided
by the Central Business District.

**** Elementary School Population - 16.5% of the total
population.

***** Neighbourhood Parks - $2\frac{1}{2}$ acres per 1000 population.

(2) Neighbourhood Commercial

Neighbourhood Commercial uses will consist of food stores,
banks, offices, restaurants, personal service shops,
gasoline service stations, and apartments over stores.

The following principles will govern the location and
development of neighbourhood commercial sites.

- (i) In order that these centres may serve their proper
function i.e. complementing the central business
district in the provision of essential day-to-day
retail goods, any one centre shall not be larger
than the combined floor space suggested for the
neighbourhood(s) or parts of neighbourhoods it is
intended to serve. Neighbourhood centres need be
located no closer than one-half mile from the
periphery of the core area as set out in Schedule "B".

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)

a. RESIDENTIAL NEIGHBOURHOODS (Cont'd)

(2) Neighbourhood Commercial (Cont'd)

(ii) Parking area shall be established in an amount equal to not less than twice the ground floor area of all buildings.

(iii) Access points to such parking areas shall be limited and controlled to minimize traffic hazards.

(iv) Adequate buffering shall be provided by the developer of any retail store or stores between such development and adjacent residential properties. Such buffering will include the provision of grass strips and appropriate planting of trees and shrubs.

(3) Neighbourhood Parks

Under the section "Park and Open Spaces" the parks requirement for the whole urban area are set out. One aspect of this is the neighbourhood park for which a minimum standard of $2\frac{1}{2}$ acres per 1000 population is established.

The purpose of these parks is primarily for active recreational uses and they should, therefore, be a minimum of $2\frac{1}{2}$ acres in size and of regular shape and located preferably adjacent to a school site or centrally in the neighbourhood.

With a density of 16 persons per acre the 5% provision of the Planning Act will be more than sufficient to provide the necessary neighbourhood parks. The acreage and suggested location of these parks are shown on Schedule "B".

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)a. RESIDENTIAL NEIGHBOURHOODS (Cont'd)(4) Churches

In plans of subdivision, the Council will recommend to the Minister, in connection with applications for the subdivision of land that in certain cases parcels of land be withheld from building for a specified period of time and offered to various religious denominations as church sites.

If satisfactory evidence can be submitted that no denomination is interested in the site within the specified time limit, Council will ~~permit~~ the use of the site for other purposes permitted by the Plan.

The amount of land to be set aside should be established on the basis of the figures set out in the Appendix under "Standards Employed".

b. PARKS AND OPEN SPACES

This category comprises public and private open space devoted either to active or passive recreational pursuits. The main purpose of this section is to set out existing deficiencies and establish a minimum standard for future acquisition of park lands. It should be established at the outset that the following standards are only a guide or measure of adequacy which attempts to establish minimum standards for parks of three main types and apportion these minimum areas as equally as possible over the developing urban area.

Table IV below sets out the standards and the existing deficiencies based upon a population of 10,000 and future requirements to meet the needs of a population of 21,000.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)b. PARKS AND OPEN SPACES (Cont'd)TABLE IV

<u>PARKS AND OPEN SPACES</u>				Additional*
Type	Standard For Future Acquisition	Existing Amount (approx.)	Existing Deficiency	Acreage Req'd (including existing Deficiency)
(1) Community Parks (Active Recreation)	2½ acres per 1000 population	16.0**	9.0	36
(2) Community Parks (Passive Recreation)	2½ acres per 1000 population	12.0	13.0	40
(3) Neighbourhood Parks (Active Recreation)	2½ acres per 1000 population	12.0	13.0	40
	7½ acres per 1000 population			
TOTAL		40.0	35.0	116

* for population of 21,000. 40 plus 116 equals 156 or 7½ acres per 1000 population.

** does not include Golf Course (54 acres) or Fair Grounds (26 acres) not publicly-owned.

(1) Community Parks (Active Recreation)

Public lands which may be classified in this category consist of the High School playing field, and two baseball parks, one adjacent to Crystal Lake, the other at the foot of Owen Street.

There is need for a centrally located major outdoor sports field where a clubhouse, lighting, accommodation for spectators, and parking can be provided. A site comprising some 16 acres is proposed west of Queen Street opposite Windham Avenue on filled ground now owned by the Town of Simcoe. The site is readily accessible by major arterial and collector roads. It forms a continuation of the developing open space system along Kent Creek between Queen Street and Crystal Lake.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)b. PARKS AND OPEN SPACES (Cont'd)(1) Community Parks (Active Recreation)(Cont'd)

This latter area is now, and is expected to continue to be developed for special active recreation facilities such as swimming pools, lawn bowling greens, tennis courts and the like in co-operation with service clubs, Boy Scouts Association, and other civic groups or private clubs formed for specific purposes from time to time.

The Golf Course is owned by a private club. It is intended to encourage the extension of the course to an 18 hole layout by expansion in an easterly direction. There is opportunity for development of a high quality residential subdivision between and around the extended fairways.

The Fair Grounds are owned by a separate Commission and are devoted to a specialized recreational use of a semi-commercial nature, the chief of which are the Norfolk County Fair and the curling rink. It is intended that the Fair grounds will be extended southerly when necessary.

(2) Community Parks (Passive)

Both sides of the Lynn River and its tributary creek valleys will provide the major passive recreational area serving the whole community. The outstanding park development around Crystal Lake is to be extended northerly along Patterson Creek and the Dingle westerly along Kent Creek and southerly along the Lynn River by land acquisition and improvement.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)b. PARKS AND OPEN SPACES (Cont'd)(2) Community Parks (Passive) (Cont'd)

On the south side of the Mill Pond, it is intended that land will be acquired and developed by the Municipality. Commercial recreation facilities on the Mill Pond, developed privately in conjunction with motel operations will be permitted and encouraged.

(3) Neighbourhood Parks

See Section V B.a. (3) above.

Note: Where any lands designated for parks and open space are under private ownership, this plan does not indicate that this land will necessarily remain as open space indefinitely or shall it be construed as implying that the open space areas are free and open to the general public, or will be purchased by the municipality. At any particular time, if proposals to develop such lands that are in private ownership are made, and the Town does not wish to purchase such lands in order to maintain the open space, then an application for the redesignation of such lands for other purposes will be given due consideration by the municipality.

c. SCHOOLS(1) Public Elementary Schools

Following the population estimates, the Town of Simcoe will be required to provide 56 new classrooms by 1980.

Because it will be impossible to provide this accommodation by building 2 or 3 schools to their ultimate capacity, it is essential that school construction be properly phased in order to serve the needs of the moment and also fit into the ultimate neighbourhood scheme of the future.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)c. SCHOOLS (Cont'd)(1) Public Elementary Schools (Cont'd)

The following table sets out the number of classrooms that will be required at five year intervals over the next twenty years.

TABLE VPUBLIC ELEMENTARY SCHOOL REQUIREMENTS

<u>Year</u>	<u>Population</u>	<u>Elementary School Population</u>	<u>Classrooms Required</u>
1959	10,800	1685	48
1964	12,800	2040	58
1969	15,100	2500	71
1974	17,800	3000	86
1980	21,000	3500	100

Accommodation at the three existing elementary schools in Simcoe should not be expanded. There is opportunity to enlarge the site of North School by extension westerly to link with the Park system adjacent to Kent Creek. Servicing economies and existing development trends indicate that a major share of the growth of the urban area will occur east of the Lynn River in one or more of the neighbourhoods designated on Schedule "B". It is intended that the next elementary school be constructed in this area in whichever neighbourhood is most convenient to the school population east of the Lynn River.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)c. SCHOOLS (Cont'd)(2) Separate Elementary Schools

The following table shows the expected rate of increase in the number of pupils attending separate schools.

With a population of 21,000 and using a normal standard of 4% of the population being separate school pupils, it is estimated that an additional 18 rooms will be required by 1980.

TABLE VIESTIMATED SEPARATE SCHOOL ENROLMENT

Year	Total Pop'n. Simcoe & Environs	Sep. School Enrol. as % total Population	Est. Sep. School Enrol. Simcoe & Environs	Est. Sep. School Enrol 3 Mile Limit	Classrooms Req'd*
1959	10,800	2.0	215	235	7
1964	12,400	2.5	320	350	10
1969	15,100	3.0	450	480	14
1974	17,800	3.5	650	690	20
1979	21,000	4.0	840	890	25

* @ 35 pupils/classroom.

The existing St. Mary's Separate School already has 8 rooms on a one acre site. The Separate School authorities will be encouraged to obtain a new site conveniently located for present and expected future pupil location rather than make further additions to the present school.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)c. SCHOOLS (Cont'd)(3) Secondary School Population

The following table shows the estimated secondary school enrolment in the Planning Area to 1980.

TABLE VIISECONDARY SCHOOL REQUIREMENTS IN THE PLANNING AREA

<u>Year</u>	<u>Population Growth</u>	<u>Secondary School Enrolment</u>	<u>Classrooms Req'd @ 28/classroom</u>
1959	10,800	575	20
1964	12,800	680	24
1969	15,100	800	29
1974	17,800	945	34
1980	21,000	1120	40

The Simcoe and District High School has a 1959 enrolment of 1,115 of whom 449 were Simcoe residents (575 estimated in the Planning Area). It is estimated that growth in the Planning Area alone will necessitate new facilities by about 1965. The present site is too small for further expansion. All these factors have been recognized by the District High School Board, and a site elsewhere in the High School District is being considered. When the new school is built, additional accommodation will be available at the present school for high school pupils living within the Planning Area.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)d. INDUSTRIAL USES

This category includes warehousing, manufacturing and storage uses. It may also include commercial uses incidental to industrial operations or suitable to an industrial area such as service stations and garages, restaurants, printing establishments, dairies and offices.

It is noted that land for industry has been designated in excess of the anticipated requirements of industry with respect to the predicted population of 21,000 by 1980, in order that a choice of sites of varying sizes and in varying locations are available.

In order to protect the amenity of residential neighbourhoods, industries abutting residential areas shall be required to provide adequate buffering within the lands described as industrial and shall include the provision of grass strips and appropriate planting of trees and shrubs.

Because of the number of industrial areas designated on Schedule "B" and varying problems and different characteristics of each of these areas, the industrial category has been divided into several areas.

(1) Metcalfe Street

This area consists of the older industries in Town, the expansion of which will involve the removal of existing housing. The Plan envisages expansion of these uses but, with one exception, does not intend that new industries will locate in this area. The one exception is the east

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)d. INDUSTRIAL USES (Cont'd)(1) Metcalfe Street (Cont'd)

half of the block fronting Metcalfe Street. Existing uses along this road include a variety of uses ranging from commercial to industrial and it is intended that this type of development will continue.

(2) Cedar St. - Highway 3 Area

It is intended that industries within this area be strictly controlled to prevent the location of any obnoxious uses that might effect the amenity of abutting residential areas. In particular, care shall be given to the uses locating on the Queen and Cedar Street frontages. Uses in this area will be controlled by performance standards in a zoning by-law and Committee of Adjustment approval of industrial location under Section 27a(3) of the Planning Act.

(3) North of Highway No. 3 - West of Highway No. 24

This particular section is well suited to a wide variety of industrial uses and care will be taken only to prevent the most obnoxious uses from locating in this particular area.

It is important that highway commercial uses along Highway No. 3, particularly between Council Road and Hunt Street be regulated to prevent these uses from breaking up highway frontage that might be more suitably developed for industrial purposes.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)

d. INDUSTRIAL USES (Cont'd)

(4) Highway No. 3 - East of Highway No. 24

The development of this area should continue as it has started (i.e. Norfolk Fruit Growers & Canada Wire) with fairly large non-obnoxious industries requiring prestige locations on a main highway. In order to maintain this highway frontage as a pleasing entrance to the Town, it is intended that particular regulations in the Zoning By-law will control the setback and landscaping of industrial uses in this area.

e. COMMERCIAL USES

Commercial uses are divided into three distinct sub-groupings, based upon function and location.

(1) Highway Uses

This category embraces all those uses associated with and dependent upon a location fronting on a major traffic artery. The areas designated are located along Highways No. 3 and 24.

Uses permitted in this category include service stations and garages, motels and hotels, restaurants and the like.

It is noted that retail uses such as food, drug and hardware stores; in general, those uses permitted in the Core and in Neighbourhood Commercial Areas will not be permitted to locate in areas designated Highway Commercial.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)e. COMMERCIAL USES (Cont'd)(1) Highway Uses (Cont'd)

As well as commercial uses, there are a wide variety of semi-commercial uses, service industries which are in part commercial, and industrial uses involving transportation and the storage and distribution of goods and vehicles. These uses will be permitted to locate in this category.

The area along #3 Highway designated as Highway Commercial presently consists of a wide variety of uses including residential. Because of the nature of the area designated, (i.e. a long strip extending from the railway in the east to just west of Hunt Street, and from Council Road westerly to about the limit between Lots 4 and 5), it is imperative that new commercial growth occur progressively outwards from the existing commercial area just west of the intersection of Highway 3 and 24.

(2) Neighbourhood Commercial

See Section V.B.a.(2) above.

(3) Central Business District

It is fundamental to this Plan that the Central Business District retains its present function and position as the sole major centre of business for the Town and Trading Area throughout the time period covered by this Plan. If it is to do so, the C.B.D. must:

- be attractive to pedestrian shoppers,
- be easily accessible for vehicles from without, and provide free circulation and adequate off-street parking for vehicles within.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)

e. COMMERCIAL USES (Cont'd)

(3) Central Business District (Cont'd)

- provide suitable floor space for the increasing number and variety of businesses which have and will locate or enlarge in response to the demand for goods and services from the growing number of consumers in the Trading Area.
- provide space and facilities for loading, deliveries, and servicing of businesses.

Otherwise, it must be expected that a new major business centre will be developed at a peripheral location where these features can be provided.

To prepare a Downtown Plan for the expansion of the C.B.D. in a manner which will make it attractive to the buying public and to owner and tenant businessmen, it is intended to establish a Downtown Advisory Committee under the auspices of the Simcoe & Suburban Planning Board. Membership of the Committee is expected to include Township and Town representatives to the Suburban Planning Board, members of Council, and representatives of the retail and business community nominated by business organizations.

The terms of reference for the Downtown Advisory Committee are expected to include, among other things, consideration of:

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)

e. COMMERCIAL USES (Cont'd)

(3) Central Business District (Cont'd)

- details of design, including layout of streets and malls, landscaping, lighting, and street furniture,
- methods of financing improvements,
- timing and stages of implementation,
- zoning and parking regulations.

The Committee's decisions are expected to take the form of recommendations to the Simcoe & Suburban Planning Board, for submission to Council or other bodies responsible for implementation.

It is apparent that the following features must be incorporated into any Central Business District Plan for Simcoe.

(i) Separation of "Core" and "Frame" Uses

It is intended that the expansion of the C.B.D. will be accompanied by a gradual shift and relocation of businesses which will separate "Core" uses from "Frame" uses.

"Core" uses are primarily retail establishments selling food, clothing, household and variety items. They also provide personal and some professional services, and some commercial entertainment facilities.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)e. COMMERCIAL USES (Cont'd)(3) Central Business District (Cont'd)(i) Separation of "Core" and "Frame" Uses (Cont'd)

They serve the pedestrian shopper and thus must be grouped closely together not far from the off-street parking. Concentrated buildings, intensive land development and high daytime population are characteristic of the "Core".

"Frame" uses include non-retail businesses primarily such as trades, custom workshops, buildings devoted wholly to offices or special professional services, private clubs and meeting places, buildings devoted to government, utilities or institutional uses, enterprises involving wholesaling or some processing, and sales, repair and service of large items such as automobiles, trucks or machinery. The Frame also contains off-street parking areas adjacent to the Core.

The Frame surrounds the Core, and will occupy 2 to 3 times the area. Close proximity between uses is not essential, because few are related to one another. The Frame serves vehicular rather than pedestrian traffic, and hence good vehicular circulation is essential. The Frame is therefore characterized by less intensive building development, and more space is devoted to the loading, storage and manoeuvring of automobiles and trucks.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)e. COMMERCIAL USES (Cont'd)(3) Central Business District (Cont'd)(i) Separation of "Core" and "Frame" Uses (Cont'd)

In order to preserve the appearance of the main approach to the centre of the Town, it will be necessary to be selective about particular Frame uses permitted on Norfolk Street between Union Street and Young Street. It is expected that apartments over businesses and dwellings converted to multiple occupancy will gradually disappear from the Downtown Scene, in response to economic forces, although they will be permitted as more or less transitional uses within the zone of expansion of the Central Business District.

Recognizing that it is neither practical nor necessary to draw a rigid line of demarcation between Core and Frame uses, an area of transition will be established between the two in which either types of uses will be permitted.

(ii) Provision of Off-Street Parking in the Frame

The Town's programme of providing off-street parking, commenced on Culver Street, and continued on Market Street must be furthered by the acquisition and clearance of properties, the possible closing of certain streets, and the removal of municipal storage uses from the Downtown Area to a peripheral location.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)

e. COMMERCIAL USES (Cont'd)

(3) Central Business District (Cont'd)

(iii) Circulation in the Frame

Circulation will be improved by the following works:

- Widening of Victoria & Argyle Streets between Norfolk Street and the Lynn River.
- Extension of Chapel Street through to Norfolk Street.
- Improvement of Robinson - West Street connection at Talbot or Queen Streets.
- Possible development of Lake Erie & Northern R.R. right-of-way between Victoria & Argyle as a roadway as and when this line is abandoned.
- Possible realignment, widening and extension of Pond Street from Victoria Street through to Argyle Street, and potential extensions northerly and southerly to connect with Norfolk Street.
- Possible future development of one way street system involving such pairs as Norfolk-Colborne, Robinson-Peel, and West-Chapel.
- Provision of servicing lanes to the rear of business premises.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)e. COMMERCIAL USES (Cont'd)(3) Central Business District (Cont'd)(iv) Convenience for Pedestrians in the Core

When adequate circulation on major streets, and access for servicing and deliveries to business premises have been secured, it may be possible to close certain streets to provide additional off-street parking, and to create malls attractive to pedestrian shoppers. Opportunities to create malls appear to be most promising east of Norfolk Street. Landscaping of the Pedestrian Malls may be tied to the southerly extension of the present Lynn River park development.

(v) General Direction of Growth

It is apparent that the major direction of urban growth will be easterly. It has also been noted that the best opportunities to provide off-street parking in quantity, and to create Pedestrian Malls lie east of the present main retail nucleus on Norfolk Street. For these reasons, it is intended that the retail core will be extended primarily in an easterly direction. Table XIV in Appendix "B" contains an estimate of the increase in retail floor space which will be required in the Core.

B. DESCRIPTION AND ORGANIZATION OF LAND USE CATEGORIES (Cont'd)

e. COMMERCIAL USES (Cont'd)

(3) Central Business District (Cont'd)

(v) General Direction of Growth (Cont'd)

Appendix E is a plan showing the possible application of all of the principles outlined above to the Simcoe Central Business District. Appendix E is not part of this Official Plan, but is included in the document for ready reference as a starting point for the Downtown Advisory Committee.

f. SPECIAL USES

This category includes public and semi-public uses that although are an essential part of the community do not fit into any other use category. Included under this heading are the sewage treatment plant, hospital, Public Utilities Commission properties, Norfolk County Home, administration building and equipment yard, the Cemetery and the Provincial Training School site.

Most of these uses occupy large tracts of land. It is essential that the location of future uses under this heading occur on the periphery of neighbourhoods so as not to disrupt the proper functioning of the residential areas.

It is intended that the Kent Creek valley upstream from the main P.U.C. property on Cedar Street will be brought under public ownership, or otherwise restricted from intensive use to protect the water supply for the Town.

VI - SCHEDULE "C" DEVELOPMENT MAP

The following explanatory material is to be used in conjunction with the Development Map attached hereto as Schedule "C" and both are intended to guide Planning Board and Council in the acquisition of land for roads and road improvements, the acquisition or reservation of lands for essential services and the sequence of extension of trunk services.

A. ROADS

(a) Road Classification

Schedule "C" shows existing and proposed roads classified according to function with future road widenings and pavement widths indicated. The principles behind the designation of these roads is indicated below.

(1) Major Arterial Roads

The width of the allowance where obtainable is indicated on Schedule "C". The pavement width will be 50 feet.

It will not be possible to widen all designated arterial roads particularly in the built-up areas. Where widenings are obtainable they are shown on Schedule "C". In all other cases the capacity of the roads will be increased by increasing the pavement width within existing allowances, by parking restrictions and one-way streets.

A. ROADS (Cont'd)(a) Road Classification (Cont'd)(1) Major Arterial Roads (Cont'd)Provincial Highways

A widening to 100 feet is shown on both Highway 3 and 24 to be obtained wherever possible.

It is not anticipated that any realignment of Highway 3 will be necessary in the Simcoe Area.

Highway 24, on the other hand, carries a larger volume of traffic through the heart of Simcoe, particularly tourist traffic to Port Dover and the Lake Erie shore.

The ultimate solution to this problem will be a by-pass highway constructed by the Department of Highways. The timing and location of this highway are impossible to forecast as the by-pass could be located on either side of the Town or could, if the Lake Erie and Northern Railway were abandoned, be constructed as a limited access route through the centre of the urban area.

North-South Traffic

Most of the traffic to and from centres of employment will be north-south traffic. It is intended that the following roads in addition to Highway 24 and the road allowance between Woodhouse and Charlotteville will be enlarged to serve as major arterial roads.

A. ROADS (Cont'd)

(a) Road Classification (Cont'd)

(1) Major Arterial Roads (Cont'd)

North-South Traffic (Cont'd)

- Queen Street extended southerly to Evergreen Hill Road.
- Ireland Sideroad extended north of No. 3 Highway.

Central Business District Traffic

The following arterial and collector roads are designated to provide adequate connections to the Central Business District from all parts of the Planning Area as well as connecting with Provincial and County Roads serving the Trading Area.

- Highway 24.
- West-Robinson Streets.
- Colborne Street
- Chapel Street extended
- Victoria Street
- Evergreen Hill Road
- Road between Concessions IV and V, Township of Woodhouse.
- Basil-Hendry Street extended
- Possible extension of Pond Street northerly and southerly to create a riverside parkway.

A. ROADS (Cont'd)

(a) Road Classification (Cont'd)

(2) Collector Roads

These roads will have an allowance of 66 feet and a pavement width of 32 feet.

Their function is to collect all neighbourhood traffic on one major road thereby reducing through traffic to one or two streets in a neighbourhood. They are also intended to provide connections with the major arterial roads and reduce intersections from the residential areas to these roads and provide access between neighbourhoods.

(3) Local Roads

All other roads are designated as local roads with an allowance width of 66 feet and a pavement width varying between 22 and 28 feet.

(b) Intersection Improvements and Grade Crossings

Intersections and grade crossings requiring improvement have been indicated on Schedule "C". It is intended that a progressive plan will be evolved for the gradual improvement or elimination of these intersections. Where new development occurs adjacent to one of these intersections, sufficient land should be obtained for the eventual improvement of the intersection or grade crossing.

B. SERVICES(a) Principles

The development of the urban area will be based upon the following principles:

- (1) All development in the urban area will be accompanied by the provision of these municipal services: paved roads, hydro, Town water supply, sanitary sewers connected to the Town system and storm drainage works, to specifications set from time to time by Council.
- (2) It will be a policy of Council respecting future development that all internal services and such external services as may be deemed necessary will be provided by the developer to specifications set from time to time by Council.
- (3) The Town of Simcoe has not and will not extend water and sanitary sewer services beyond the corporate limits of the Town except to serve buildings erected by a senior governmental agency. Therefore, all new urban development or the servicing of existing development shall take place only in those areas which are inside the boundaries of the Town. Where the Town makes application to enlarge its boundaries, these proposed enlargements will include the entire servicing area, or a major portion of it to provide for a reasonable amount of future growth and not each development as it is submitted.
- (4) All urban services including water, sanitary sewers and storm sewers will be provided by the Town of Simcoe and not the rural Townships.

B. SERVICES (Cont'd)(a) Principles (Cont'd)(5) Exceptions to the Above Policies

- (i) Notwithstanding Clause (1) above, from time to time Council may be forced to defer approval of development even though sanitary sewers are, or can be readily made available, because of Council's temporary inability to provide such other services as water supply, roads or storm drainage works, or because of the School Board's temporary inability to provide school accommodation.
- (ii) Notwithstanding Clause (i) above, the following uses will be permitted to develop even though sanitary sewers are not available, if Council is satisfied that such development can occur satisfactorily without sewers.
 - 1. Industrial development.
 - 2. Institutional uses.
- (iii) The Planning Boards may approve land severances for other uses where they are satisfied that no untoward effects will result, but approvals will be strictly limited to special cases, and applications will not be encouraged.

(b) Staging

The Development Map shows very generally a sequence of development based upon the extension of the trunk sanitary sewer system. The Town will continue to investigate and develop well sites to increase potable water supplies in response to demand.

B. SERVICES (Cont'd)

(b) Staging (Cont'd)

(1) First Priority

- The extension of trunk sanitary sewers easterly to service the proposed Provincial Training School and tributary area.
- Sewer extensions westerly along No. 3 Highway to service the County buildings and tributary industrial areas.
- The construction of a relief sewer westerly picking up existing small sewers in Neighbourhoods 3 and 4 and opening up the westerly and southerly portions of these neighbourhoods for development.

(2) Second Priority

- The construction of a trunk sewer southerly to pick up existing development now in Woodhouse Township and to open up the balance of Neighbourhood 5.
- The extension of sanitary sewers easterly along Highway No. 3 to service industrial and tributary residential areas.

(3) Third Priority

- The extension of a trunk sewer northerly along the watercourse parallel to Highway No. 24 to service existing and future development in Neighbourhood 9.

VII - IMPLEMENTATION

This Official Plan will be implemented chiefly by the Suburban and Subsidiary Planning Boards, and by the several Councils and other public bodies in their use of the following powers, exercised in the manner indicated:

A. SUBDIVISION CONTROL

It is intended that, wherever practicable, future development will take place on registered plans of subdivision under Section 28 of the Planning Act.

Applications to Planning Boards for consent to land severances under Section 26 of the Planning Act will not be encouraged, particularly severances for non-farm homes in rural areas, and severances within urban areas prior to the availability of services.

There are three subsidiary planning boards in whole (Simcoe) or in part (Woodhouse and Townsend) within the Simcoe & Suburban Planning Area. It is expected that two more subsidiary planning areas (Charlotteville and Windham) will be defined and boards established, also lying partly within the Suburban Planning Area.

The Suburban Planning Board will support, and recommend to the Minister that, where a subsidiary planning board so desires, the subsidiary planning board be permitted to exercise final jurisdiction in the matter of application for severances under Section 26. Otherwise, the Simcoe & Suburban Planning Board will decide such applications. It is intended, however, that whether the subsidiary planning board or the Suburban Planning Board makes the final decision on such applications, each will obtain comments from the other, and notify the other as to the decision.

VII - IMPLEMENTATION (Cont'd)

A. SUBDIVISION CONTROL (Cont'd)

Both applications under Section 26 ("Severances") and Section 28 (plans of subdivision) will be checked against the:

- (a) Land Use Map to ensure conformity with the principles and policies covering the distribution, description and organization of land uses as stated in Sections III, IV and V of this Plan.
- (b) Development Map to ensure that the timing and servicing of the development is in harmony with the planned phases of development and to check whether land is required for road widening or intersection improvements.

B. ZONING BY-LAWS

A comprehensive zoning by-law covering the whole Planning Area is not contemplated, since the degree of precision in defining land use zones is not attainable in undeveloped areas.

Zoning By-laws are or will be passed.

- (a) On already developed areas and partially developed areas which cannot be controlled by subdivision control.
- (b) On all industrial areas.
- (c) On each new subdivision as it is registered.
- (d) Regulating the number and location of specific uses, as required.

A model by-law covering (c) above will be prepared and will be passed covering each new subdivision as it is registered.

VII - IMPLEMENTATION (Cont'd)C. PUBLIC WORKS

The Land Use Map will guide Council in determining capacities for public works to be installed such as watermains, sanitary and storm sewers, the acquisition and equipment of parks and guide the School Board in the provision of school accommodation.

The Development Map will guide these bodies in the timing and sequence of construction.

No public work shall be undertaken that does not conform to the Official Plan.

D. URBAN RENEWAL

There are certain areas in the Planning Area, listed below which may require either redevelopment or rehabilitation at some future date.

- (i) Dufferin-Hiawatha
Queen-Windham Streets Areas.
- (ii) James Street area - Woodhouse Township.
- (iii) South Queen and Metcalfe Streets.
- (iv) Hillcrest.

These areas warrant particular attention and future study to determine the most suitable method of renewal.

In the Hillcrest Area substandard housing will gradually be closed and further extensions of the existing scatteration will not be permitted.

VII - IMPLEMENTATION (Cont'd)D. URBAN RENEWAL (Cont'd)

There are other smaller parcels of substandard housing scattered throughout the Planning Area. It is expected that neighbourhood conservation measures through the provision of local improvements and the enforcement of zoning and building regulations will be the most satisfactory method of bringing such areas up to standard.

In the Central Business District, it is intended that a special committee be formed to study and make recommendations on the detailed planning, financing and staging of improvements to the commercial centre.

E. COMMITTEE OF ADJUSTMENT

As a guide to the Committee of Adjustment in considering applications for relief from any restricted area by-law implementing this Plan, the following general rules are included:

- (a) With respect to minor variances and all other requests for relief under Section 18 of the Planning Act, the basic intention of this Plan is not to prevent such proposals where no hardship is imposed upon or unduly detrimental to adjoining properties or the community at large, by reason of such factors as noise, odour, unsightliness, traffic generation and the like.
- (b) When certain uses exist which do not comply with the intent of the Official Plan, their site areas shall not be extended without compliance with the procedure necessary to amend this Plan. However, no amendment will be required to extend any building within its own site.

VII - IMPLEMENTATION (Cont'd)

E. COMMITTEE OF ADJUSTMENT (Cont'd)

- (c) A legal non-conforming use may be changed to a new or more compatible use so long as the intended use is close to the long term use proposed in the Official Plan and is not increasing the vested interest in a use that is a long way from being one of the uses intended by the Official Plan.
- (d) Land, buildings or structures may be extended into an adjoining area where the permitted uses differ if such an extension will not affect adjacent land uses or jeopardize the long term policies of this Plan. Any such extensions involving a considerable increase in the amount of land devoted to that use (an increase of more than 50% of the area presently devoted to its operation) shall comply with the procedure necessary to amend this Official Plan.

VIII -- INTERPRETATION

With the exception of the items listed below, any change or deviation from a statement of intent either in the text or on the Schedules attached to the text will necessitate an amendment to the Official Plan.

The following items may be changed or deviated from to the extent stated without an amendment. When minor deviations to the Plan are made, however, in accordance with the rules outlined below, these deviations shall be indicated when application is next made to the Minister to amend the Official Plan in order to show the up-to-date situation.

- (a) In areas that are largely undeveloped, boundaries between designated land uses may be adjusted where such boundaries are not affected by roads, railways or other similar barriers, so long as the intent and purpose of the Official Plan is maintained.
- (b) All the material in the Appendices is included only as supplementary information and therefore does not constitute a part of the Official Plan. This is particularly emphasized with respect to Appendix E which is a plan suggesting the application of various planning principles to the Central Business District, and a possible starting point for discussion and future planning by the Downtown Advisory Committee.

VIII - INTERPRETATION (Cont'd)

- (c) In the text and on the Schedules, figures and proposed locations relating to schools (ultimate number of rooms, pupils, site area etc.); parks (ultimate area); neighbourhood commercial (ultimate floor space) and proposed roads are not intended to be exact or rigid but to be close approximations.

It is intended that reasonable latitude will be available to Planning Boards and Councils in the interpretation and application of this information when actually establishing or approving the size and exact location of such facilities, so long as the intent and purpose of the Official Plan is maintained.

SCHEDULE 'A'

MAP OF THE SIMCOE AND SUBURBAN PLANNING AREA



LEGEND

URBAN AREA



RURAL AREA



BOUNDARY OF
PLANNING AREA



MUNICIPAL BOUNDARIES



NOTE

THIS MAP FORMS PART OF THE OFFICIAL PLAN OF THE SIMCOE SUBURBAN PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT WHICH ALSO FORMS PART OF THE SAID OFFICIAL PLAN



SCALE IN FEET



1" = 2000'

SCHEDULE 'A'
MAP OF THE SIMCOE
AND SUBURBAN PLANNING AREA

PROCTOR & REDFERN

CONSULTING PLANNING ENGINEERS
75 EGLINTON AVE. E. TORONTO

DESIGNED	Q.S. NOV 1959	CHECKED	DWG. No.
DRAWN	R.K. NOV 1959	APPROVED	C-59192-7

PRINTED

AUG 31 1962

PROCTOR & REDFERN

TOWNSHIP OF WINDHAM

TOWNSHIP OF WINDHAM

SCHEDULE "C"
(DEVELOPMENT MAP)
TO THE
OFFICIAL PLAN
OF THE
SIMCOE & SUBURBAN
PLANNING AREA



ROADS LEGEND

ARTERIAL ROADS - (150' PAVEMENT)	ROAD WIDTH
COLLECTOR RD - (132' PAVEMENT)	ALL 66'
LOCAL ROADS	ALL 66'
FUTURE INTERSECTION IMPROVEMENT	
FUTURE GRADE SEPARATION	

UTILITY LEGEND

EXISTING TRUNK SEWERS	
PROPOSED TRUNK SEWERS	
PUMPING STATION	
WELL SITES	
RESERVOIRS	
SEWAGE TREATMENT PLANT	
MUNICIPAL BOUNDARIES	
URBAN AREA BOUNDARY	

NOTE
THIS MAP FORMS PART OF THE
OFFICIAL PLAN OF THE SIMCOE
AND SUBURBAN PLANNING AREA
AND MUST BE USED IN CONJUNCTION
WITH THE OFFICIAL PLAN WHICH
ALSO FORMS PART OF THE SAID
OFFICIAL PLAN



SCHEDULE "C" DEVELOPMENT MAP TO THE OFFICIAL PLAN OF THE SIMCOE & SUBURBAN PLANNING AREA	
BY PROCTOR & REDFERN CONSULTING ENGINEERS	
DESIGNED	CHECKED
DRAWN	SCALE 1" = 1/2 MI.
TOWN OF SIMCOE	
X-59182-3	

PRINTED

AUG 31 1962

PROCTOR & REDFERN

A P P E N D I C E S

APPENDIX "A" - POPULATION1. POPULATION GROWTH

In order to get a true picture of the past rate of growth of the Town of Simcoe, it is essential that the growth occurring in that part of the Townships adjacent to the Town be taken into account. Thus, between 1949 and 1959 the Town of Simcoe grew from 7130 to 8418, or an 18% increase over the decade. However, the urban area (including part of the Townships) grew from an estimated 8000 to 10,800, or an increase of 35% over the same period.

A projection of the future growth rate is set out in Table VIII below and on the accompanying graph. This projection is based upon past trends, as indicated above as well as the general increase in the rate of population growth expected in the middle to late 1960's.

TABLE VIIIPOPULATION GROWTH

<u>Year</u>	<u>Simcoe</u>	<u>Simcoe & Environs</u>
1949	7130	8000
1954	7430	9100
1959	8418	10800
<hr/>		
1964		12800
1969		15100
1974		17800
1980		21000

Source - Department of Municipal Affairs
Estimates by Proctor & Redfern

APPENDIX "A" -- POPULATION (Cont'd)2. SCHOOL POPULATION(a) Public Elementary Schools

The following table shows elementary school age enrolment in relation to the total population.

TABLE IX

ELEMENTARY SCHOOL ENROLMENT AS A %
OF THE TOTAL POPULATION

<u>Year</u>	<u>Total Population</u>	<u>Elementary School Enrolment</u>	<u>Enrolment As % of Total</u>
1955	7,582	1,132	14.9
1956	8,005	1,195	14.9
1957	8,217	1,210	14.9
1958	8,272	1,272	15.4
1959	8,418	1,313	15.6

It will be noted that enrolment as a percentage of total population is increasing. We may expect that this trend will continue over the next two decades until elementary school enrolment reaches 17 - 18% of the total population.

APPENDIX "A" - POPULATION (Cont'd)2. SCHOOL POPULATION (Cont'd)(b) Separate School Population

The following table shows existing trends in Separate School enrolment.

TABLE XSEPARATE SCHOOL ENROLMENT

<u>Year</u>	<u>Simcoe Population</u>	<u>Sep. School Enrolment (3 mi. radius)</u>	<u>Simcoe Resid. Enrol.</u>	<u>% of Total Pop'n.</u>
1954	7,403	172	106	1.43
1955	7,582	180	115	1.51
1956	8,005	177	116	1.45
1957	8,217	185	126	1.53
1958	8,272	203	140	1.70
1959	8,418	235	165	1.96

It will be noticed that Separate School resident enrolment jumped from about 1.5% of total population in 1954-57 to nearly 2% in 1959. The reason is not known, nor do we know if this trend will continue. However, it is expected that Separate School enrolment will continue to increase to a more normal proportion of 3 to 4%.

APPENDIX "B" - LAND USE1. EXISTING LAND USES

Table XI below shows the acreages and per cent of total of the various land uses within the Town limits.

TABLE XIACREAGE OF EXISTING LAND USES IN THE TOWN OF SIMCOE

<u>Category</u>	<u>Acres</u>	<u>%</u>
1. Residential	500	34.5
2. Industrial	100	7.0
3. Commercial	50	3.5
4. Public & Semi-Public and Open Space	210	14.5
5. Vacant	320	22.0
6. Railroads	40	2.7
7. Streets & Highways	230	15.8
<u>TOTALS</u>	<u>1450</u>	<u>100.0</u>

(a) Residential

(i) The distribution of dwelling units in the Planning

Area is tabulated below:

TABLE XIIDISTRIBUTION OF DWELLING UNITS
WITHIN THE PLANNING AREA

<u>Municipality</u>	<u>Dwelling Units (by count)</u>	<u>Pop'n.</u>	<u>%</u>
Simcoe	2100	8400	77
Charlotteville	70	280	
Woodhouse	320	1280	
Windham	140	560	23
Townsend	70	280	
<u>TOTAL</u>	<u>2700</u>	<u>10800</u>	

APPENDIX "B" - LAND USE (Cont'd)1. EXISTING LAND USES (Cont'd)(a) Residential (Cont'd)

The proportion of dwelling units outside the Town limits is rather higher than expected. It is perhaps explained by the very low number of existing vacant building lots (approx. 140) within the Town itself, and the actual availability of those lots. There is less than 100 acres of subdividable land within the Town's limits. Thus, the Town's present population absorption capacity is about 10,000, an increase of about 1600 over the present population.

(ii) Quality of dwelling units also exhibits a wider range than expected. Although the average appears quite high, some sections (notably Dufferin & Hiawatha Sts., and the Windham-Queen Sts. area) suggest potential urban renewal areas.

Beyond the Town Limits, most of the development, unfortunately, is strung out along main and concession roads, particularly north and south along Norfolk St.

(b) Commercial

The following two tables give the breakdown of various uses in the Core and Frame of the Central Business District.

APPENDIX "B" - LAND USE (Cont'd)1. EXISTING LAND USES (Cont'd)(b) Commercial (Cont'd)TABLE XIII

(1) <u>Core</u>		<u>CENTRAL BUSINESS DISTRICT USES</u>		
Use		Area in Sq. Ft.	% Total Area	% Total Floor Space
	Retail	160,000	32.0	84.2
C	Service, Financial	25,000	5.0	13.2
O	Non C.B.D. Uses	<u>5,000</u>	1.0	<u>2.6</u>
R	Sub-Total	<u>190,000</u>		<u>100.0</u>
E	Unbuilt on	133,000	26.0	
	Streets	177,000	36.0	
	TOTAL CORE	500,000 (11.5 Acres)	100.0	
(2) <u>Frame</u>		Area in Sq. Ft.	% Total Area	% Total Floor Space
	Retail	110,000	5.5	32.4
	Service, Financial	100,000	5.0	29.4
F	Industrial, Warehousing	36,000	1.8	10.6
R	Gov't & Institutional	50,000	2.5	14.6
A	Non-C.B.D. Uses	<u>44,000</u>	2.2	<u>13.0</u>
M	Sub-Total	<u>340,000</u>		<u>100.0</u>
E	Unbuilt on	1,060,000	53.0	
	Streets	600,000	30.0	
	TOTAL FRAME	2,000,000 (46 acres)	100.0	

APPENDIX "B" - LAND USE (Cont'd)1. EXISTING LAND USES (Cont'd)(b) Commercial (Cont'd)

The high proportion of floor space devoted to retail commercial uses, the low proportion of land unbuilt upon, and high proportion of land devoted to streets, all characteristic of the C.B.D. Core are revealed in the above table. It will be noted that over half the land in the Frame is unbuilt on, indicating greater use of land for parking, auto sales and service, open storage etc.

Future retail floor area was determined by calculating the future population Simcoe would serve as Regional, Community and Neighbourhood centre as set out in the table below. The regional trading area including most of Norfolk County is also mentioned as the secondary trading area. The community function includes a smaller area, roughly corresponding to the planning area, is described as the primary trading area. The neighbourhood function now includes most of the Town; however, it is expected that this retail function of the Core will decrease as the urban area grows and small neighbourhood retail centres are built some distance from the Core.

APPENDIX "B" - LAND USE (Cont'd)1. EXISTING LAND USES (Cont'd)(b) Commercial (Cont'd)TABLE XIV

	Existing Population in the Trading Area	Existing Floor Area	Estimated Future Population	<u>Standards</u> Retail Floor Space per person in Sq. Ft.	Ultimate Retail Floor Space
Regional	45,000	135,000	60,000	3.2*	180,000
Community	20,000	80,000	35,000	3.4	120,000
Neighbourhood	9,000	55,000	7,500	5.3	40,000
<u>TOTAL</u>		270,000		12.0	340,000

* Some shopping in large metropolitan centres and by catalogue allowed for.

APPENDIX "C" - STANDARDS EMPLOYED

- (a) Population is the product of the gross area and the adopted density for the neighbourhood, after due allowance has been made for existing development.
- (b) Average Net Density for New Residential Neighbourhoods 16 persons/residential acre.
- (c) Commercial Core See Standards set out in Table XIV.
- (d) Commercial Frame approximately 4 times the area of the Core.
- (e) Public Elementary School Requirements 16.5% of the total population.
35 pupils per classroom.
- (f) Churches provision made for 50% of the population, 76 sq. ft. per person attending, of which 66 square feet will be off-street parking space.

APPENDIX "D" - ASSESSMENT & LABOUR FORCE1. ASSESSMENT

To attain an assessment ratio (60:40) adequate for a mixed residential community and all types of industrial uses, it is necessary to provide about one acre of non-residential for every three acres of residential land.

In the Simcoe & Suburban Planning Area, approximately 815 acres have been designated for non-residential uses which would permit the development of 2400 acres for residential use (2070 have actually been designated). The reason for the excess non-residential area is to provide an ample choice of sites of varying sizes and characteristics. It is also noted that considerable acreage of land designated for industrial use is either unsuitable for this purpose because of topography etc. or would be unsuitable for intense industrial development.

2. JOBS AND POTENTIAL LABOUR FORCE

The population of Simcoe and environs is estimated at 10,800.

The total labour force estimated at 40% of the total population is 4,320. Of this total, it has been determined that 2,000 or 46% work in industry.*

The Land Use Map, Schedule "B", provides 675 acres of industrial land, which at the present density of ten workers per acre indicates sufficient land for 6,750 industrial jobs.

On this basis, it is theoretically possible for the industrial area designated to provide sufficient jobs to support a population of about 34,000 persons.

* Source - District Unemployment Insurance Office.

APPENDIX E POSSIBLE DEVELOPMENT OF THE CENTRAL BUSINESS DISTRICT



- LEGEND**
- CORE USES
 - EXISTING (represented by a solid black rectangle)
 - PROPOSED (represented by a rectangle with a central dot)
 - TRANSITION AREA (core or frame) (represented by a rectangle with a dashed border)
 - FRAME USES (represented by a rectangle with a solid border)
 - OFF STREET PARKING (represented by a rectangle with a dashed border and diagonal lines)
 - LANDSCAPING (represented by a rectangle with a solid border and horizontal lines)
 - PAVEMENT WIDTHS (represented by a rectangle with a solid border and vertical lines)
 - RESIDENTIAL AREAS (represented by a rectangle with a solid border and diagonal lines)
 - INDUSTRIAL AREAS (represented by a rectangle with a solid border and diagonal lines)

NOTE: THIS MAP DOES NOT FORM PART OF THE OFFICIAL PLAN OF THE SIMCOE B SUBURBAN PLANNING AREA. THE PRINCIPLES THAT THIS MAP DEMONSTRATES ARE IN THE OFFICIAL PLAN TEXT. (P.29-36)

REVISIONS

6-3-62 GS

APPENDIX 'E'

PLAN SHOWING POSSIBLE APPLICATION OF PLANNING PRINCIPLES TO THE DEVELOPMENT OF THE CENTRAL BUSINESS DISTRICT.

PROCTOR & REDFERN

CONSULTING ENGINEERS

PLANNING DEPT.

75 EGLINTON AVE. E.

TORONTO

DWG. NO.

B-59192-10

DESIGNED JRB - OS

DRAWN HW. 2S/2/60

CHECKED

SCALE 1" = 200'

PRINTED

AUG 31 1962

PROCTOR & KENNEDY

